



GREENSBORO ZONING COMMISSION
APPLICATION FOR AN AMENDMENT TO THE OFFICIAL ZONING MAP
City of Greensboro Planning Department
300 W. Washington Street, 3rd Floor,
Greensboro, North Carolina 27401
(336) 373-2144

SECTION 1: GENERAL INFORMATION

VERY IMPORTANT: The Applicant must complete Page 1 and Page 2 (and page 3 if this request is for a conditional zoning district) of this application and submit all supporting information as required below. Receipt of this application by the Planning Department does not constitute a complete application until it is determined to be complete by the Planning Department.

All rezonings must be consistent with the Generalized Future Land Use Map (GFLUM) and/or associated ordinance requirements. Incomplete applications will not be processed and may result in a postponement of your request. The application cannot be accepted unless the Planning Department completes Section 5.

No rezoning application for the same rezoning classification involving the same property or any part thereof shall be filed until the expiration of twelve (12) months from the date of public hearing or final determination. A second rezoning request for all or part of the same property may be submitted for a different zoning classification, provided however that a maximum of two (2) applications may be filed within any twelve (12) month period. (See Section 30-3-12.2 of the Development Ordinance.)

It is understood by the undersigned that the Zoning Map, as originally adopted and as subsequently amended, is presumed by the Zoning Commission to be appropriate to the property involved and that the burden of proof for a zoning amendment rests with the applicant. **AN APPLICANT IS ENCOURAGED TO DISCUSS THE PROPOSAL WITH AFFECTED PROPERTY OWNERS.**

****REQUIRED DOCUMENTATION (ADDITIONAL DOCUMENTS MAY BE REQUESTED)****

- A legal description of the subject property (Metes and Bounds)
- A boundary survey or map of the subject property

PLANNED DEVELOPMENT APPLICATION

No application for a Planned Unit Development request will be processed until a site plan has been approved by the Technical Review Committee.

CONDITIONAL ZONING DISTRICT APPLICATION

If this application is for a Conditional Zoning District, the attached Conditional Zoning application (Section 6) must be completed and signed by the property owner(s).

TRANSPORTATION IMPACT STUDY (TIS)

Per section **30-3-20** of the Development Ordinance, a Transportation Impact Study (TIS) may be required by the City of Greensboro Department of Transportation (GDOT) for any development expected to generate 100 or more peak hour trips, and/or 1,000 or more daily trips. The TIS must be submitted to GDOT **twenty-one** days prior to the filing of a rezoning application. Applicants are encouraged to contact GDOT at 336-737-4368 prior to filing a rezoning application.

PROPERTY OWNER NOTIFICATION

If the application is made by a person other than the Owner of the parcel of land to which the amendment would apply, the applicant shall certify to the City Council/Zoning Commission that the Owner of the parcel of land as shown on the County tax listing has received actual notice of the proposed amendment and a copy of the notice of public hearing. (See the attached affidavit of compliance).

PUBLIC NOTIFICATION

Surrounding property owners within a 600 ft. radius will be notified of the proposed request. It will benefit you to meet with surrounding property owners prior to the public hearing date.

This application hereby authorizes City Staff to enter upon the property at any reasonable time for the purpose of a site visit in connection with the review of this application.

PUBLIC HEARING

All application deadline dates will be strictly enforced. A Public Hearing schedule is attached.

The Applicant or an authorized representative must be present at the Zoning Commission public hearing.

APPEALS

Appeals of the decision of the Zoning Commission may be made to the City Council within ten (10) calendar days from the date of that Zoning Commission decision. Appeals must be filed with the Planning Department or the City Clerk in writing.

SECTION 2: FEES

- Less than one acre.....\$ 375.00
- One acre to 4.99 acres..... \$ 900.00
- Five or more acres..... \$1500.00

SECTION 3: APPLICANT CERTIFICATION

I, (Print name) _____, have read Sections 1 and 2 above and understand the City of Greensboro’s submission requirements for this application.

Applicant’s Signature _____

Date: _____

GREENSBORO ZONING COMMISSION

APPLICATION FOR AN AMENDMENT TO THE OFFICIAL ZONING MAP

SECTION 4: To be completed by Applicant (please print unless otherwise stated)

Applicant's Name:_____	Date:_____
Location of Property: _____	Project Name (if applicable):_____
_____	Property Owner's Name(s) and Address(es)_____
Contact Phone Number: (_____)_____	_____
Fax Number: (_____)_____	_____
Applicant E-mail: _____	Applicant's Signature: _____(Zip)

Parcel Identification Number (PIN): _____

Request is hereby made for a change in Zoning Classification from _____ to _____

Existing Use of Property: _____ Property Size (Acres):_____

Reason for request and proposed use of property:

SECTION 5: (Section to be completed by the Planning Department)

G.F.L.U.M. Designation:

*Check A or B

A. _____ The proposed request **is** consistent with the G.F.L.U.M. designation

B. _____ The proposed request **is inconsistent** with the G.F.L.U.M designation. The Planning Department has advised the applicant that the request is inconsistent with the G.F.L.U.M.

Date: _____ Received By:_____

Case #: Z - ____ - ____ - ____



GREENSBORO ZONING COMMISSION

APPLICATION FOR A CONDITIONAL ZONING DISTRICT

DATE SUBMITTED: _____

SECTION 6

***VERY IMPORTANT:**

- DO NOT COMPLETE THIS SECTION IF YOU ARE NOT FILING FOR A CONDITIONAL ZONING DISTRICT.
- THIS APPLICATION MUST BE SIGNED BY THE PROPERTY OWNER(S).

REQUIRED DOCUMENTATION (ADDITIONAL DOCUMENTS MAY BE REQUESTED)

- A legal, metes and bounds description of the subject property
- A boundary survey or map of the subject property

The property is owned by _____

Parcel Identification Number (PIN) _____

The property is located at _____
(address and/or general description)

To Chairman, Greensboro Zoning Commission:

The undersigned respectfully requests that the Greensboro Zoning Commission, pursuant to Section 30-3-13 of the Development Ordinance, recommend that a Conditional Zoning District be approved for the following use(s) subject to the following condition(s):

Condition(s):

An application has been duly filed requesting that the property involved with this application be rezoned from

-----to-----

It is understood and acknowledged that if the property is rezoned as requested, the property involved in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the City Code. It is further understood and acknowledged that final plans for any development to be made pursuant to any such Conditional Zoning District so authorized shall be submitted to the Technical Review Committee for review in the same manner as other development plans now required to be approved by the Technical Review Committee.

Signature of Property Owner(s)

Address(es)

Email

Telephone Number(s)

Applicant has read and understands the instructions on application. Any false information or misrepresentation made on this application may be grounds for revocation of any approval granted by the Zoning Commission or the City Council.

Greensboro Zoning Commission 2010 Schedule

Month	Application Deadline	Zoning Commission Public Hearing	Appeal Deadline
January, 2010	December 4, 2009	January 11, 2010	January 22, 2010
February, 2010	December 31, 2009	February 8, 2010	February 19, 2010
March, 2010	January 29, 2010	March 8, 2010	March 19, 2010
April, 2010	March 5, 2010	April 12, 2010	April 23, 2010
May, 2010	April 1, 2010	May 10, 2010	May 21, 2010
June, 2010	May 7, 2010	June 14, 2010	June 25, 2010
July, 2010	June 4, 2010	July 12, 2010	July 23, 2010
August, 2010	July 2, 2010	August 9, 2010	August 20, 2010
September, 2010	August 6, 2010	September 13, 2010	September 24, 2010
October, 2010	September 3, 2010	October 11, 2010	October 22, 2010
November, 2010	October 1, 2010	November 8, 2010	November 19, 2010
December, 2010	November 5, 2010	December 13, 2010	December 27, 2010